

FORM 118
BY GENERAL
ADMINISTRATION
N 2-IV-201.00

REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY
NPS-96
2. DATE OF REPORT
APR 4 1958

GSA CONTROL NO. (GSA use
only)

3. TO (Furnish address of GSA regional offices) General Services Administration Public Buildings Service, Federal Office Bldg., Seattle 4, Washington	4. FROM (Name and address of holding agency) DEPARTMENT OF THE ARMY Corps of Engineers Washington 25, D. C.
5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED R. J. B. PAGE, District Engineer Colonel, Corps of Engineers 4735 E. Marginal Way, Seattle 4, Wash.	6. NAME AND ADDRESS OF CUSTODIAN R. J. B. PAGE, District Engineer Colonel, Corps of Engineers 4735 E. Marginal Way, Seattle 4, Wash.
7. PROPERTY IDENTIFICATION ACS WEST SEATTLE TRANSMITTER SITE	8. PROPERTY ADDRESS (Give full location) Near Puget Park, King County Seattle, Washington

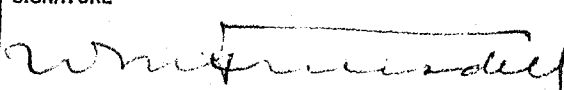
9. SPACE DATA						10. LAND	
USE	NUMBER OF BUILDINGS (1)	FLOOR AREA (Sq. ft.) (2)	NUMBER OF FLOORS (3)	FLOOR LOAD CAPACITY (4)	CLEAR HEADROOM (5)	(From SF 118b)	ACRE OR SQUARE FEET
A. OFFICE						A. FEE	44.382
B. STORAGE						B. LEASED	
C. OTHER (See 9 F)	14	14,723	1 ea			C. OTHER	
D. TOTAL (From SF 118a)	14	14,723				D. TOTAL	44.382
E. GOV'T INTEREST:			F. SPECIFY "OTHER" USE ENTERED IN C ABOVE Miscellaneous structures include two family dwellings plus technical installations.				
(1) OWNER	14	14,723					
(2) TENANT							

11. COST TO GOVERNMENT			12. LEASEHOLD(S) DATA (Use separate sheet if necessary)	
ITEM	SCHEDULE	COST	A. TOTAL ANNUAL RENTAL	\$
A. BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES	A (Col. d)	\$542,320.00	B. ANNUAL RENT PER SQ. FT. OR ACRE	\$
B. LAND	B (Col. f)	26,910.00	C. DATE LEASE EXPIRES	
C. RELATED PERSONAL PROPERTY	C (Col. h)	- -	D. NOTICE REQUIRED FOR RENEWAL	
D. TOTAL (Sum of 11A, 11B, and 11C)		\$569,210.00	E. TERMINAL DATE OF RENEWAL RIGHTS	
E. ANNUAL PROTECTION AND MAINTENANCE COST (Government-owned or leased)		\$2,000.00	F. ANNUAL RENEWAL RENT PER SQ. FT. OR ACRE	\$
		67,230	G. TERMINATION RIGHTS (in days) None	
			LESSOR	GOVERNMENT

13. DISPOSITION OF PROCEEDS	14. TYPE OF CONSTRUCTION Wood frame and reinforced concrete
15. HOLDING AGENCY USE Transmitting Station for Alaska Communication System which serviced the Territory of Alaska	16. RANGE OF POSSIBLE USES Communication facility for educational institution or for public or private use, Radar or TV Station; or Subdivision for home development

17. NAMES AND ADDRESSES OF INTERESTED FEDERAL AGENCIES AND OTHER INTERESTED PARTIES
See Attached List

18. REMARKS
This Report of Excess covers 44.382 acres of Government, fee-owned, land and improvement located between West Genesee Street and Puget Boulevard, and between 16th Avenue S.W. a 21st Avenue S.W., Seattle, King County, Washington. Access is from West Genesee Street near 19th Avenue S.W. See Narrative Report attached.

19. REPORT AUTHORIZED BY NAME FOR THE DISTRICT ENGINEER W. M. TRUEDELL TITLE Chief, Real Estate Division	SIGNATURE 
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GENERAL SERVICES ADMINISTRATION

BUILDINGS, STRUCTURES, UTILITIES, AND
MISCELLANEOUS FACILITIES

SCHEDULE A - SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NUMBER

NPSRM-96

2. GSA NUMBER

3. COST TO THE GOVERNMENT

\$542,320.00

4. ANNUAL RENTAL

5.

PAGE 1 OF 4 PAGES
OF THIS SCHEDULE

LINE NO. (a)	HOLDING AGENCY BUILDING NUMBER (b)	DESCRIPTION (c)	OUTSIDE DIMENSIONS (d)	FLOOR AREA* (SQ. FT.) (e)	NUMBER OF FLOORS* (f)	COST ORIGINAL ROOM (g)	FLOOR LOAD RANGE (h)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (i)
1	T-121	Tuning Hut, wood frame structure erected in 1944	8'x10'	80		\$ 200.		
3								
4	T-128	Tuning Hut, wood frame structure erected in 1944	8'x10'	80		\$ 200.		
5								
6								
7	T-132	Guard Hut, wood frame structure erected in 1944	5'x6'	30		\$ 150.		
8								
9								
10	T-137	Underground transmitter building concrete structure, with two offsets, erected in 1943	64'x98' 30'x12'6"	7,152		\$237,204.		
11								
12								
13								
14	T-142	Tuning Hut, wood frame structure erected in 1944	8'x10'	80		\$ 200.		
15								
16								
17	144	Family Quarters with basement, wood frame structure - erected in 1930, with offset	58'x24' 23'x5'2"	2,899		\$ 10,400.		
18	A&B							
19								
20								
21	T-145	Tuning Hut, Microwave, wood frame structure, erected in 1944	10'x14'	140		\$ 250.		
22								
23								
24	T-149	Garage and Latrine, wood frame structure, erected in 1944	75'6" x 20'8"	1,560		\$ 8,850.		
25								
26								
27	150	Tuning Hut, concrete structure erected in 1945	13'3" x 14'6"	192		\$ 1,050.		
28								
29								
30								
TOTAL						258,504		

*Prefix figures with symbols to denote type of space, as follows: (a) FOR OFFICE; (b) FOR STORAGE; (c) FOR OTHER

GSA FORM NO. 30a
3-1-50
This form expires
December 31, 1950

GENERAL SERVICES ADMINISTRATION

**BUILDINGS, STRUCTURES, UTILITIES, AND
MISCELLANEOUS FACILITIES**

SCHEDULE A - SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NUMBER

NPSRM- 96

2. GSA NUMBER

3. COST TO THE GOVERNMENT

\$542,320.00

4. ANNUAL RENTAL

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OF THIS SCHEDULE

LINE NO. (a)	HOLDING AGENCY BUILDING NUMBER (b)	DESCRIPTION (c)	OUTSIDE DIMENSIONS (d)	FLOOR AREA* (SQ. FT.) (e)	NUMBER OF FLOORS* (f)	COST CURRENT REPAIR ROOM (g)	FLOOR LOAD RANGE (h)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (i)
1	157	Family Quarters, with basement, wood frame structure, erected in 1930, with offset	30'x26' 22'x14'	2,270		\$14,200.		
5	T-162	Tuning Hut, wood frame structure, erected in 1944	8'x10'	80		200.		
8	T-163	Tuning Hut, wood structure, erected in 1944	8'x10'	80		200.		
11	T-176	Tuning Hut, wood frame structure erected in 1944	8'x10'	80		200.		
13		Misc. Guard Tower, 27' high structure (poor condition)	12'x12' base			1,500.		
16		<u>SURFACED AREAS: (Blacktop)</u>						
17		Entrance Road - 2,667 sq.yds.						
18		Parking Area - 222 sq.yds.						
19		2,889 sq.yds.				15,333.		
21		<u>SEWER DISTRIBUTION SYSTEM</u>						
22		1,761 lin. feet				7,044.		
24		<u>PERIMETER FENCING</u>				16,500.		
25		1,160 lin. feet						
26								
27								
28								
29								
30								
31								
TOTAL						49,671		

*Prefix figures with symbols to denote type of space, as follows: (a) FOR OFFICE; (b) FOR STORAGE; (c) FOR OTHER

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GENERAL SERVICES ADMINISTRATION

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1. HOLDING AGENCY NUMBER NPSRM-96	2. GSA NUMBER
3. COST TO THE GOVERNMENT \$542,320.00	4. ANNUAL RENTAL
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LINE NO. (a)	HOLDING AGENCY BUILDING NUMBER (b)	DESCRIPTION (c)	OUTSIDE DIMENSIONS (d)	FLOOR AREA* (SQ. FT.) (e)	NUMBER OF FLOORS* (f)	COST CLEAR HEAD ROOM (g)	FLOOR LOAD RANGE (h)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (i)
1		COMMUNICATION LINES & ANTENNA FIELD				206,125.		
2		Exponential Lines - 2820 lin. ft.						
3		Open Wire Trans Line - 3078 lin.ft.						
4		Single Wire - 1 ea. HT 135'						
5		M.F. 8 Wire Flt Tor - 1 ea Length	530' HT 265'					
6		H.F. Longwire 1 ea Length	818' HT 100'					
7		Vee Beam 1 ea						
8								
9		POLE LAYOUT						
10		Cedar Pole 85' - 6 ea						
11		" " 25' - 4 ea						
12		" " 30' - 2 ea						
13		" " 95' - 5 ea						
14		" " 90' - 4 ea						
15		" " 98' - 3 ea						
16		" " 104' - 1 ea						
17		" " 107' - 1 ea						
18		" " 80' - 6 ea						
19		" " 78' - 1 ea						
20		" " 79' - 1 ea						
21		" " 83' - 1 ea						
22		" " 115' - 1 ea						
23		Steel Radio Masts - 300' - 2 ea						
24								
25		Coaxial Cable - 4265 lin.ft.						
26								
27		Dissipation Line - 2790 lin.ft.						
28								
29								
30								
31								
TOTAL								

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GENERAL SERVICES ADMINISTRATION

**BUILDINGS, STRUCTURES, UTILITIES, AND
MISCELLANEOUS FACILITIES**

SCHEDULE A - SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NUMBER NPSRM-96	2. GSA NUMBER
3. COST TO THE GOVERNMENT \$542,320.00	4. ANNUAL RENTAL
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LINE NO.	HOLDING AGENCY BUILDING NUMBER	DESCRIPTION	OUTSIDE DIMENSIONS	FLOOR AREA* (SQ. FT.)	NUMBER OF FLOORS*	CLEAR HEAD ROOM	FLOOR LOAD RANGE	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1		ANTENNA DATA:						
2		2 Curtain Rhombic - 1 ea. Leg length 267'		HT 85'	Tilt Angle 55°			
4								
5		1 Curtain Rhombic - 1 ea. "	" 261'	" 95'	" "	55°		
6								
7		2 Curtain Rhombic - 1 ea. "	" 350'	" 95'	" "	70°		
8								
9		3 Curtain Rhombic - 1 ea. "	" 350'	" 90'	" "	69°		
10								
11		3 Curtain Rhombic - 1 ea. "	" 327'	" 85'	" "	63°	18'	
12								
13		3 Curtain Rhombic - 1 ea. "	" 445'	" 90'	" "	72°	26'	
14								
15		3 Curtain Rhombic - 1 ea. "	" 290'					
16								
17		3 Curtain Rhombic - 1 ea. "	" 327'	" 75'	" "	65°		
18								
19		1 Curtain Rhombic - 1 ea. "	" 340'	" 88'	" "	57°	58'	
20								
21		Folded Di-pole 1 ea.						
22		Delta DBLT 1 ea.						
23		"Vee" Beam 1 ea "	" 530'	" 255'				
24		Long Wire 1 ea Length 530'		" 265'				
25								
26								
27								
28								
29								
30								
31								
TOTAL								

*Prefix figures with symbols to denote type of space, as follows: (a) FOR OFFICE; (b) FOR STORAGE; (c) FOR OTHER

GENERAL SERVICES ADMINISTRATION

LAND

SCHEDULE B - SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

3. GOVERNMENT'S INTEREST

LEASE ☐ LICENSE ☐
PERMIT ☐ EASEMENT ☐
FEE ☒ INFORMAL AGREEMENT ☐

1. HOLDING AGENCY NUMBER

NFSRM-96

2. GSA NUMBER

*PAGE OF PAGES
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LINE NO. (a)	TRACT NUMBER (b)	NAME OF FORMER OWNER OR LESSOR AND ADDRESS (c)	TRACT ACQUIRED (ACRES OR SQ. FT.) (d)	EXCESS REAL PROPERTY			TYPE OF ACQUISITION (h)	LOCATION OF TITLE PAPERS (i)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
				ACRES OR SQUARE FEET (e)	COST (f)	ANNUAL RENTAL (g)			
1									
2	1	Pope & Talbot	36.856	36.856			D/T #378	District Office	* See below
	3		7.526	7.526	\$26,910.00		D/T #923		
			14.382	14.382					
5									
6	*	Acquisition of Tract 1 was subject to existing easements for roads and public utilities. Included in the exceptions is an easement for gas mains granted by the former owner, Puget Mill Company, to Seattle Lighting Company. The Washington Natural Gas Company is present successor in interest to the Seattle Lighting Company. There is one gas main traversing the property, approximately 30-36" below ground level, its location shown on attached Drawing No. 17-3-RAD-102-3/1.							
7		Additionally, upon the requests of the City of Seattle Lighting Department (City Light), which is the sole vendor of commercial electrical power to the area, permission was granted to:							
16		A. Place a 40-foot pole near the transformer rack, inside the reservation as a terminus for its lines and upon which to install its metering equipment. This pole is situated easterly of the underground transmitter building.							
17									
18									
19		B. Place anchors and guy wires on the Government property near the intersection of 21st Avenue S.W., and W. Genesee Street.							
20									
21									
22									
23		The referenced pole, anchors, and guy wires are in place. Copies of correspondence relative thereto are inclosed.							
24									
25									
26		LEGAL DESCRIPTIONS:							
27									
28		(Tracts 1 and 3 attached)							
29									
30									
31									
32									
TOTAL									

ACS WEST SEATTLE TRANSMITTER SITE

LIST OF INTERESTED PARTIES

Department of Health Education and Welfare

University of Washington

Seattle Christian School Association, Inc.

City of Seattle - Park Department

Seattle Public Schools

First Presbyterian Church - Seattle, Washington

Pope and Talbot, Inc.
2nd and University Building
Seattle 1, Washington

NARRATIVE REPORT
Included with Declaration of Excess
ALASKA COMMUNICATIONS SEATTLE TRANSMITTER SITE
West Seattle, Washington
NPSRM-96

The land is comprised of a more or less rectangular shaped area of 44.382 acres of undulating to hillside property. Ninety per cent of the area is fenced with man-proof fencing, following the project boundaries in general except from a point approximately midway on the easterly line to the northeast corner of the site.

Water, sewer, and electrical power utilities serve the installation, and there is an underground gas line traversing the property.

There are no crops or trees on subject site except an old fruit orchard and some small trees and brush, these trees and brush located chiefly on the southerly, southeasterly, and northeasterly portions of the premises.

Fee title to the land, subject to existing easements for roads and public utilities was acquired by the United States in two separate actions in the District Court of the United States, Northern Division of the Western District of Washington. Tract 1, consisting of 36.856 acres, more or less, was acquired by Civil Action No. 378 by Condemnation filed 13 May 1941. Tract No. 3, consisting of 7.526 acres, more or less, was acquired by Civil Action No. 923 by Condemnation filed 29 June 1945.

Acquired with the land, and still remaining on the premises are a frame, one-story dwelling, with concrete basement; a frame one-story duplex with concrete basement; and a 5-car garage. Water, sewer, and electrical lines served these two residence structures at time of acquisition and the lines are intact at the present time.

Subsequent to acquisition an underground, concrete transmitter building was constructed, and an antenna system consisting of numerous poles and masts, antennae, and tuning huts (all frame construction except one of concrete and concrete blocks) placed on the grounds. A security fence inclosed the two entrances to the underground structure but has been removed.

Latrine and bathroom facilities serve the residence, both sections of the duplex, the underground transmitter building, and the garage. One end (south) of the garage has been remodeled to provide guard quarters.

Also, an additional water service line was installed by the Government using service, extra sewer lines placed, electrical power lines installed underground, and the existing access road on the site extended and asphalted.

There is one utility for which the holding agency (Corps of Engineers) has contracted service to be rendered while this facility is in an excess status, that is, electrical power. Contractor is City Light and the account is identified as No. 2178-200 in the City Light Company's records.

This installation has not been used for any purpose which might result in its being contaminated by live bombs, artillery projectiles, or other explosives.

There are attached the Final Opinions of the Attorney General of the United States dated August 20, 1942, and February 3, 1947, certifying title to be in the Federal Government. Also attached is an Attorney's Certificate of Title as required by Schedule "B", Column (i), Page 9 of Exhibit 6, Appendix A, GSA Reg. 2-IV-201.02.

Attached is Drawing 17-3-RAD-102-3/1 of the Alaska Communication System (also identified as Seattle District, Corps of Engineers, Dwg. No. 148s/16-06-03. This is a real estate map of the installation upon which have been superimposed topographical contours, principal buildings, and the course of the underground gas main through the central portion of the area from a point near the southeast corner of the facility northwesterly to 21st Avenue S.W.

Any and all information pertaining to title evidence, Real Estate Drawings, etc., may be obtained from the District Engineer, U.S. Army Engineer District, Seattle, 4735 East Marginal Way, Seattle 4, Washington.

The highest and best use for this excess property as improved by the Government is considered to be for a communication facility, Radio or TV Station. The land area could be readily subdivided and sold for home building lots if the improvements were removed.

Persons or institutions interested in this property are Pope & Talbot, Inc., Walker Building, Seattle; the University of Washington (Professor H. W. Swarm); and the Seattle Christian Schools (Dr. H. W. Moore, 504 Cobb Building, Seattle 1, Washington).

The property herein reported has been screened against the known defense needs of the Department of Defense.

This Report of Excess is submitted for disposal under Title 2, GSA Reg. 2-IV-201.01. Referenced report is subject to Title 10, U.S. Code, Section 2662, and the Armed Services Committees of the Congress have indicated their agreement with this disposal.

6 Attachments

1. Plot Plan, 17-3-RAD-102-3/1
2. Final Opin. Atty. Gen. 8-20-42
3. Final Opin. Atty. Gen. 2-3-47
4. Attorney's Certificate
5. Legal Description
6. Correspondence Re Permits to City Light